

1 COMMUNITY INPUT MEETING
2 POND VIEW FARM MARKET SITE PLAN

3 * * *

4 Thursday, April 11, 2019

5 6:00 p.m.

6 * * *

7 Held at:

8 Norrisville Recreation Center

9 5310 Norrisville Road

10 White Hall, Maryland 21161

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19 d/b/a IRWIN REPORTING
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IN ATTENDANCE:

SHANE SMITHSON
Pond View Farm Market

JACKIE SMITHSON
Pond View Farm Market

JOSEPH THOMPSON
Thompson & Associates, L.L.C.

SAM HUTCHINS
Thompson & Associates, L.L.C.

KEN UZMED

ARLENE UZMED

SARA CLISHAM

AIMEE C. O'NEILL

CHRIS CHEWNING

CAROLYNN CHEWNING

JAMES NOVAK

JAMES P. TORRE, III

DAVID GREENE

JAKE AYERS

NANCY GREENE

BARRON SHAW

CAROLYN MORRIS

JACK FROST

IN ATTENDANCE (cont'd.)

1
2 DEBBIE FROST
3 A. DiGIACINTO
4 JACK TROYER
5 JODI TROYER
6 DAVID BELT
7 LAURIE BELT
8 SANDY JANISKI
9 JIM JANISKI
10 JJ & SONS
11 JAMES R. WILEY, MAYOR
12 TOM MOHAN
13 RHONDA MOHAN
14 PAT HANKINS
15 RICKY SMITHSON
16 MARY SUE SHAW
17 KATHY BROWN
18 LARRY CAMERON
19 ALLEN McELWAIN
20 PEG McELWAIN
21 EVERETT DUNCAN

IN ATTENDANCE (cont'd.)

MAGGIE PARKER

-ooo-

1 M-E-E-T-I-N-G

2 (6:00 p.m.)

3 MR. SMITHSON: We've got a couple
4 more people signing in, and once they're
5 done, we'll get started.

6 (Brief Pause.)

7 MR. SMITHSON: Just so everybody
8 knows, we do have a stenographer here
9 because all the conversation this evening
10 will be submitted to Harford County. So, if
11 anybody has a question or something like
12 that at the end, you can -- if you would,
13 just raise your hand and say your name and
14 your address. And again, this is all
15 documented so Harford County knows, you
16 know, what we're all talking about.

17 Are you good to go?

18 THE REPORTER: Ready to go, yes.

19 AUDIENCE MEMBER: Shane, where's
20 the pit beef? Do you have any --

21 MR. SMITHSON: We didn't bring

1 any samples tonight.

2 (Brief Pause.)

3 MR. SMITHSON: Yes, sir?

4 AUDIENCE MEMBER: Mr. Smithson,
5 if you see any of those bears in the back
6 nod off, just let me know.

7 MR. SMITHSON: You can throw
8 something at them, or?

9 AUDIENCE MEMBER: The staff is
10 part of my job.

11 (Brief Pause.)

12 MR. SMITHSON: So, we've got a
13 couple more folks just coming in, but I
14 think we're going to go ahead and get
15 started.

16 So, I'm Shane Smithson. This is
17 my wife, Jackie Smithson. And again, we're
18 all here to discuss Pond View Farm Market,
19 which is going to be located at 5186
20 Norrisville Road, which is at the
21 intersections of Jolly Acres and 23.

1 We purchased the property two
2 years ago, in July -- purchased an existing
3 B3 property. It's 2.89 acres -- with the
4 thought and hopes one day of building a
5 multifaceted butcher shop, market,
6 restaurant, all of the above.

7 So, again, it's been two years in
8 the planning. We've been working a lot with
9 Thompson & Associates. So, if there's a
10 question anybody has as far as parking or
11 land development, things like that, I'm
12 going to probably veer you guys off to Sam
13 or Joe. I'll pretty much take any other
14 questions. Or Jackie, my wife.

15 But again, to get started, it's
16 going to be about a 17,000 square foot
17 building, and that's two stories.

18 So, here, we're looking at the
19 upper elevation. You would be standing on
20 23 facing the building. This is not a
21 two-story building up top here. The

1 ceilings are actually 15-foot vaulted.

2 So, you're seeing windows up
3 here. It's not like it's a two-story
4 building. It's a two-story building in the
5 direction as if it was like a bank barn.
6 So, when you drive around the back side of
7 the facility, that's the other. So, there's
8 about 8,500 square foot up top, 8,500 square
9 foot on the bottom.

10 The up top -- again, I don't know
11 if anybody heard me when we first walked in.
12 I know we had, again, a couple more
13 stragglers. But everything is being
14 recorded and a stenographer to send to the
15 county, so just know that.

16 A couple other things. As far as
17 the top, that's where everybody's going to
18 be as far as the -- it's going to be a USDA
19 butcher shop. Everybody asks me: Is the
20 kill site going to be on this property? And
21 no, it's not. So, basically, what we have

1 set up with a USDA-inspected butcher in
2 Pennsylvania is they're going to do all the
3 slaughtering for us.

4 So, if you guys have an animal
5 that you want butchered that you privately
6 raised, we would take it. It would get
7 butchered. It comes back to our facility
8 and hangs for however long you want. If
9 it's a steer or something and you want it
10 hung for, you know, four weeks, we have the
11 facility to do that.

12 We will do custom wrap and froze.
13 Again, also USDA-inspected, which that means
14 is our meat can leave our store and be sold
15 into a different restaurant. So, our hopes
16 is also to get local restaurants and such as
17 Bel Air that says they want to sell beef
18 that's been raised, butchered, and
19 everything straight from Harford County.
20 They can purchase that from us.

21 Also upstairs will be the

1 restaurant. It's a 25-person seating. And
2 again, you guys are all welcome to get up
3 and come up here and look, check all this
4 stuff out.

5 But this is the -- I'm sorry.
6 This is the upstairs portion of the
7 building. So, there's a 25-person
8 restaurant. And again, so the hours for
9 upstairs we plan on right now are from 5:00
10 a.m. to 9:00 p.m. So, we're going after
11 that wholesome homemade breakfast
12 sandwiches. You know, everybody's going off
13 to work. You can come in there and get
14 fresh breakfast sausage, pork, everything,
15 and you can't get any fresher of it being
16 made right here at this facility, so.

17 Breakfast sandwiches, things like
18 that. Again, lunch and dinner is going to
19 be soups, salads, sandwiches, all that kind
20 of good stuff.

21 On the side facing our neighbors,

1 JJ's, that's going to be a multipurpose
2 40-by-60 area, things such as cooking
3 classes, canning classes. You know, we
4 discuss all the time people are trying to go
5 out and have like a fun thing to do in the
6 evening. My wife says she gets tired of
7 painting signs, so maybe they can go learn
8 and learn how to cook something or can
9 something. So, again, also used for
10 different things.

11 The whole back side, pretty much
12 the back half of this building, is going to
13 be kitchen. Again, walk-in coolers, cutting
14 areas, cool storage. So, a large square
15 footage of the store is actually going to
16 be, you know, behind scenes where nobody
17 ever sees.

18 Also in the front is going to be
19 your deli cases and stuff where people can
20 walk in and buy fresh chicken, fresh beef,
21 fresh pork. What we're also trying to push

1 a lot too is, if you're coming over from
2 dinner, there's going to be whole rotisserie
3 chickens, all that kind of good stuff,
4 dinner ready to go. So, again,
5 multifaceted. You can come in, sit down and
6 eat, or take it to go.

7 On the bottom side, which, again,
8 is coming on the bottom side here, is going
9 to be our private party space. It can hold
10 up to 100 people. There's going to be a
11 little -- I don't know what you want to call
12 it -- outside area where people can play
13 like corn hole, things like that.

14 Again, off to the side of that is
15 a 100-person seating space. Of course, as
16 everyone here knows, we do weddings. They
17 could have an inside ceremony there, but
18 it's also for a lot more things than that.
19 Let's say if it's Christmastime and you
20 wanted to have a Christmas bazaar, there
21 could be, you know, something set up inside

1 there and people still go inside the private
2 party place to eat and all that kind of
3 stuff. So, again, multifaceted.

4 We turn down a huge number of
5 anniversary parties, birthday parties, all
6 that kind of stuff, and we're trying to
7 supply a place for that.

8 So, again, the downstairs -- get
9 on the right one here. The downstairs.
10 When you walk in, there will be a vestibule.
11 You'll come to a bar area. And then the
12 back side will be for your seating and
13 stuff.

14 Speaking of bar, that's one thing
15 I have here on my cards not to forget. We
16 are applying for a Class B, Cafe, Beer,
17 Wine, and Liquor license. We've been
18 speaking with the Harford County Liquor
19 Control, and it all has to do with the size
20 of the building, the amount of people you're
21 going to have.

1 So, we have applied for that. It
2 all has went pretty good. Until we get
3 further on in our plans, it can't go across
4 the liquor board to vote. But from my
5 understanding, it's all -- you know, all of
6 our ducks are in a row there with the proper
7 seating and all that kind of stuff. But
8 again, it's Class B, Cafe, Beer, Wine, and
9 Liquor license.

10 As far as the building and
11 everything inside, I guess that's pretty
12 much what I have to -- or, the top side.
13 One thing I did miss that we're definitely
14 going to try to strategize on helping this
15 place right here is we're going to do
16 hand-dipped ice cream. Again, you know,
17 kids leave all the time the ball fields and
18 stuff. Place to -- for all that, so.

19 Again, getting away from the
20 building and stuff, just more about the site
21 plan and stuff like that. This is a

1 70-parking space parking lot. It can hold
2 more than enough parking space for our
3 building, for the amount of people or square
4 footage.

5 I've had questions about
6 lighting. The lighting is going to be to
7 Harford County code. This whole project,
8 again, being built on B3, we are not asking
9 for any variances of special use.

10 Everything we're doing is legal to be doing
11 on B3 commercially zoned property, so.

12 I've had a couple questions about
13 lighting. We're going to do it to their
14 code. I don't want to light up the world,
15 but it seems they're going to make me put
16 out there what is lawfully done, I guess so
17 people can get in and out and see.

18 I had one question here tonight
19 as how long the lights will stay on. I
20 guess it would be my hope that they can get
21 turned off at closing time, which would be,

1 again, 9:00 for the top or 11:00 for the
2 bottom. But again, if the county says they
3 have to stay on all the time, that's not my
4 rules. It's -- we've got to abide by what
5 the county says.

6 Again, I'm skipping around here,
7 but talking about hours of operation. I
8 said the upstairs was open from 5:00 a.m. to
9 9:00 p.m. The downstairs is a place where
10 people can rent for private parties. It can
11 be open -- the way we operate at home, and
12 we're going to stay operating the same out
13 here, is your function has to be done by
14 10:00.

15 So, Harford County noise
16 ordinance says 11:00. Our goal for our
17 neighbors, as well as for out here, is there
18 is nobody around at 11:00. They're long
19 gone. So, the parties will -- you know, the
20 function cannot last any later than 10:00,
21 and then our thought is their vehicles gone,

1 everything, by 11:00.

2 So, again, the private place
3 downstairs is going to be rented as somebody
4 wants to rent it. It is open seven days a
5 week. It's not a -- like, at home, we only
6 do three days a week. If you guys want to
7 have a birthday party on a Wednesday, please
8 call us up.

9 Back to the outside and the plan
10 and stuff, though. Again, it's a 2.89-acre
11 site. I don't see the Adams here, but we
12 actually purchased some property -- or, I'm
13 sorry, purchased an easement for the Adams
14 behind us for septic reserve. This is all
15 septic area. But again, for the amount of
16 people, the county requires to have more
17 septic reserve area.

18 We're putting in -- as you guys
19 know now, there's kind of a dual access
20 driveway there for the Adams. We're putting
21 in their own lane so they can get back there

1 for themselves.

2 That's pretty much all I have as
3 far as the site. Coming back to the roads
4 and stuff like that, again, I've had a
5 couple questions as far as traffic and
6 things like that. We are putting in --
7 again, you guys are welcome to come up here
8 and look at this a little closer when we're
9 done. But everything in the dark is
10 something new that's being put in.

11 So, if you look at Jolly Acres
12 and you're heading -- the school would be to
13 your left and JJ's would be to your right.
14 We're putting in a turning lane there. So,
15 anybody coming out of our property can turn
16 right, and it's also helping congestion of
17 just everyday traffic. People can sit
18 beside each other there and turn left or
19 right. You wouldn't have to stand in line.

20 And again, we're not asking for
21 any variances and stuff for the amount of

1 people and stuff. We're abiding by the
2 Harford County laws and the DPW laws, so.

3 Am I missing anything? Or should
4 I go for questions?

5 MS. SMITHSON: Are you looking at
6 me or Curtis?

7 AUDIENCE MEMBER: You.

8 MS. SMITHSON: I guess I'll
9 take -- again, if anybody has questions or
10 comments, you know, please let me know. If
11 you do have, please raise your hand. Again,
12 the stenographer is taking notes. Just
13 raise your hand, say your name and where
14 you're from.

15 Yes, ma'am?

16 MAGGIE PARKER: Maggie Parker,
17 5433 Broadway Road.

18 My question: You mentioned a lot
19 of the meats and things, and then you did
20 mention ice cream. Are you also going to
21 have dairy products for sale such as eggs,

1 cheese, milk?

2 MR. SMITHSON: Yes. That's a big
3 part of my wife's goal. It is all going to
4 be local. I mean, that's not a huge part
5 that we've ironed out yet, but yes, we do
6 plan on having all that kind of stuff.

7 MS. PARKER: Thank you.

8 MR. SMITHSON: Mm-hmm.

9 Any other questions?

10 MS. SHAW: What's the time -- oh,
11 Mary Sue Shaw, 21901 Barrens Road South,
12 Stewartstown.

13 What's the timeline?

14 MR. SMITHSON: So, my friends
15 here at Thompson & Associates say it takes
16 at least four to six months from this
17 meeting, and that's just going through all
18 the county regulations. So, our hope is
19 early fall to break ground.

20 Again, it's been a two-year
21 process so far, so it's been a lot of

1 planning.

2 MS. SHAW: And you said
3 earlier -- if I may continue?

4 MR. SMITHSON: Sure.

5 MS. SHAW: Earlier, you said
6 about the lights, they'll be on until you
7 close. What do you mean? In the evening
8 close? Or are you seasonal?

9 MR. SMITHSON: No, this is open,
10 you know, 12 months a year.

11 MS. SHAW: Twelve months?

12 MR. SMITHSON: So, I'm saying
13 they'll be open -- again, that's a question
14 we'll have to get more into. And again,
15 once the plan gets more in-depth, we'll have
16 illumination charts and stuff like that as
17 exactly where they all go in the parking
18 lots and stuff.

19 But our goal is to turn them off
20 when the store closes at night. But again,
21 if they say not, then I don't know.

1 MR. THOMPSON: I would think you
2 would be turning some -- the main lights off
3 and coming down to a dimmer situation for
4 security reasons.

5 MR. SMITHSON: Right. Yeah.
6 Again, Joe was saying, you know, possibly we
7 could just dim them after hours or what not.

8 Any other questions or comments?
9 Yes, ma'am?

10 MS. BROWN: Kathy Brown, 2400
11 Island Branch Road.

12 What is the closing time for the
13 bar? And as a corollary to that, how would
14 you handle underage drinking?

15 MR. SMITHSON: So, there is --
16 all right. Let's get, I guess, two things
17 straight here. For the downstairs, there is
18 a bar area. That is a -- it's not like a
19 restaurant where you can go into a bar from
20 open time till closing time. This bar area
21 can only be used for the private parties.

1 So, when that party is done, it's done.

2 There is no bar -- like, the upstairs, which
3 is open to the public, there is no bar out
4 there. So, it's not like you can come in
5 and just sit at a bar all evening or
6 something like that.

7 The whole place will be licensed
8 with a liquor license. So, if you want to
9 come in and get a beer and a sandwich
10 upstairs, you're welcome to do that. But
11 there is not a bar area for somebody to hang
12 out and drink all night, basically.

13 Again, the downstairs, there is a
14 bar area. We are trying to create a
15 classy-looking gathering area for folks.

16 But, good question. I'm glad you
17 asked that. Thank you.

18 MS. BELT: I guess I have a
19 question. Laurie Belt, Jolly Acres Road,
20 right down the street from this.

21 The increased traffic. I mean,

1 Jolly Acres Road, the traffic comes up
2 through the middle. I mean, it's barely a
3 road left down there. Two cars can't even
4 pass at the same time. So, where's all the
5 traffic going to go? It's crazy.

6 MR. SMITHSON: So, I guess the
7 question would be issued towards DPW or the
8 county. Again, we're doing everything legal
9 to what they're asking us to do. We're
10 even, again, doing the turning lane for
11 folks going down Jolly Acres. I don't know
12 why they would.

13 MS. BELT: They do all the time.

14 MR. SMITHSON: I can't -- I can't
15 answer that.

16 MR. BELT: Get away from the
17 police or getting a DWI. We all know it.

18 MS. BELT: Hey, and traffic --

19 MR. BELT: I pick up the bottles
20 in my yard all the time. Every one of
21 you -- come out there and pick it all up.

1 Right there -- he can attest to it. Right
2 there.

3 MS. BELT: But I guess the thing
4 now with Green Road being closed, the
5 traffic has slowed. But as soon as Green
6 Road opens back up, the traffic flows right
7 through there, so.

8 MR. SMITHSON: Again, as far as
9 how people drive and follow their GPSs, I
10 can't control that. You're welcome to ask
11 DPW or the county.

12 MR. BELT: Yeah, they ain't going
13 to do nothing.

14 MR. SMITHSON: That's what I can
15 tell you.

16 MR. BELT: Can you make that a
17 full bar at any time after you get this
18 license?

19 MR. SMITHSON: I'm sorry?

20 MR. BELT: Can you make that a
21 full bar at any time after you get this

1 license? Three, four years down the road?

2 Is it -- can you do it with that license?

3 MR. SMITHSON: It all has to do
4 with how much food you sell and how much
5 alcohol you sell, so.

6 MR. BELT: I mean, yes or no:
7 Can it be done?

8 MR. SMITHSON: I would say no,
9 unless we applied for a new liquor license.
10 Because, again, upstairs is -- I guess you
11 guys walked in late. We're applying for a
12 Class B, Cafe, Beer, Wine, and Liquor
13 license. So, if you wanted to go in and put
14 in a full --

15 MR. BELT: So you can sell
16 whiskey, beer, and wine.

17 MR. SMITHSON: Liquor, beer, and
18 wine, yes, sir.

19 So if you wanted to go for a full
20 bar, and stuff like that, that would be open
21 all the time, that's considered a different

1 license, which I don't know if you guys
2 noticed, but there's a restaurant --

3 MR. BELT: Well, once this one's
4 obtained, that one can be obtained after
5 that.

6 MR. SMITHSON: Again, I don't
7 know if you guys noticed; there's a
8 restaurant in Jarrettsville that just
9 changed hands. There was a notice that went
10 up. Everybody gets all that kind of good.

11 Yes, sir?

12 MR. SHAW: Barron Shaw, 445 Salt
13 Lake Road, Fawn Grove.

14 Does that Class B Cafe license
15 allow any kind of carryout?

16 MR. SMITHSON: No, sir. In
17 Maryland, you cannot sell alcohol on site
18 and carry out. So, strictly within.

19 And again, the -- I'll say this
20 one more time: It's a Class B Cafe license,
21 so it's not like a, I don't know, Poe's or

1 people are familiar with Bateman's, things
2 like that.

3 Any other questions? Quiet
4 group.

5 Well, again, this is our plans.
6 Again, we hope to --

7 MS. SMITHSON: Shane, you have a
8 question. You have a question.

9 MR. SMITHSON: I'm sorry. Yes,
10 sir?

11 MR. UZMED: Ken Uzmed, Broadway.
12 When is construction supposed to
13 start?

14 MR. SMITHSON: So, again, our
15 plan or hopes are is this fall. It takes
16 four to six months to go through the rest of
17 our final planning. So, we're hoping by
18 September or October, something like that.

19 MR. UZMED: To start?

20 MR. SMITHSON: To start the
21 construction, yes.

1 Yes, sir?

2 MR. GREENE: David Greene, White

3 Hall Road.

4 How far away is the company
5 you're working with to process the animals
6 that --

7 MR. SMITHSON: So, if any of you
8 guys have ever heard of Godfrey Brothers?
9 They're in Logansville, PA. But you will
10 not have to drive there. We actually will
11 have a barn that you guys can drop your
12 animals off and we will be doing that
13 hauling for you. So, there will be no
14 extra, you know, hassle for anybody that
15 would want to send something to us. Because
16 it's about a half hour, 40 minutes up the
17 road.

18 So, again, when you would drop
19 off, you would drop off to our barn. We
20 would take it to where you need to be.
21 We're purchasing a walk-in cooler truck,

1 refrigerated truck. All the beef, hogs, all
2 that stuff, will come on the Haz (phonetic),
3 hang at our place, again, for however long
4 they need to be tenderized, and then you
5 come pick it up from there.

6 Did I answer your question?

7 MR. GREENE: Mm-hmm.

8 MR. SMITHSON: Thank you.

9 Yes, sir?

10 MR. CHEWNING: Chris Chewning,
11 5130 Jolly Acres Road.

12 This might be more geared towards
13 the developers. During -- or, once you
14 start breaking ground, how long do you
15 anticipate the construction schedule to go?
16 And how much do you anticipate for
17 disruption of the traffic at the same time?

18 MR. SMITHSON: I don't know that
19 that's -- I mean, do you want to take a shot
20 at it? I'll answer.

21 MR. HUTCHINS: Probably take

1 about a year to get it all fully done.

2 MR. SMITHSON: So I'd say it's
3 about a year. But I don't understand your
4 question of -- your second part of that
5 question?

6 MR. CHEWNING: So, as you're
7 staging the site and you're anticipating
8 construction crews in and out, how are you
9 controlling the flow of traffic with that?
10 My main concern being that, you know, I'm a
11 neighbor right down the street. If there's
12 a lot of disruption and road closures or any
13 kind of site work that might anticipate
14 having to reroute to go out another way,
15 maybe once Preem (phonetic) Road opens up.

16 MR. HUTCHINS: That would be
17 mainly just for the construction of the turn
18 lane. So, that would obviously have some
19 road closures.

20 As far as trucks coming in and
21 out, they should be able to just hop in, hop

1 out.

2 MR. CHEWNING: Okay. So, they'll
3 be staging on site there?

4 MR. HUTCHINS: Yes.

5 MR. CHEWNING: Okay.

6 MR. SMITHSON: I mean, I could be
7 wrong. I've worked in utilities my whole
8 life. But I can't see them closing Jolly
9 Acres to put this turn lane in. I would
10 imagine it'll be a flagger situation --

11 MR. CHEWNING: Yeah.

12 MR. SMITHSON: -- where people
13 are -- you know, you might have to stop.
14 But I would never see like a Green Road,
15 like the, you know, totally closed down.

16 Any others? Yes, sir?

17 MR. TORRE: Mr. Smithson, Jim
18 Torre, Island Branch Road, Norrisville.

19 The front -- the picture on the
20 left there shows the front of the building,
21 and that fronts Norrisville Road. There's a

1 large clear area. Is that actually parking
2 lot there?

3 MR. SMITHSON: It is. So, I
4 didn't ask the architects why they didn't
5 put them in. If you compare these plans
6 with Thompson & Associates' plan here, you
7 can see the actual parking spaces. I guess
8 he did it more for aesthetics. But this
9 will all be white-lined. So, that is all of
10 the parking spots.

11 And again, here you're looking at
12 the parking for the up top and then this is
13 all the parking for down below. You can see
14 a lane here coming in to a loading dock,
15 which, again, backs straight in, and that's
16 for, again, trucks and all that kind of
17 stuff dropping off deliveries.

18 MR. TORRE: So, again, with that
19 first picture, is there going to be an
20 island between the parking lot and the
21 highway?

1 MR. SMITHSON: Yes.

2 MR. TORRE: Okay.

3 MR. SMITHSON: There's a -- if
4 you want to call it an island, but a large
5 grass area.

6 And again, Sam could explain this
7 more to you. There is, actually, kind of --
8 would you call them islands, or?

9 MR. THOMPSON: Yeah, they're
10 islands for trees --

11 MR. SMITHSON: Which is, again,
12 per code. There has to be a break in
13 between the parking spots.

14 Yes, ma'am?

15 MS. BROWN: Kathy Brown again.

16 Are there any streams of water in
17 back of your building site?

18 MR. SMITHSON: Streams? No.

19 MS. BROWN: Above-ground streams
20 of water that would have to be protected
21 during the construction process?

1 MR. SMITHSON: No, ma'am.

2 MR. HUTCHINS: Yes, there are.

3 MR. THOMPSON: There is

4 non-entitled wetlands down here that we've
5 had mapped and we've had the associated
6 buffers, the 25 state buffer and then a
7 75-foot county buffer. So, we've adhered to
8 all that. We're actually allowed to come
9 through there with a driveway for the
10 neighbors back here.

11 And we've done infiltration tests
12 and test pits for all this area and measured
13 the groundwater levels to figure out where
14 we are. And that actually kind of sets the
15 grade for the back of the place.

16 But everything else is going to
17 be channeled down to get down to this area.
18 That's all wet to begin with, so that's
19 where all the water is going.

20 MR. HUTCHINS: But it's going to
21 be treated.

1 MR. THOMPSON: It's all treated
2 with storm water through -- each one of
3 these are a storm water treatment plant that
4 treats all the water that comes off the
5 parking lot, all the roof.

6 So, everything that's coming that
7 this water is going to increase in flows,
8 we're cutting that down and releasing it
9 less than what it was coming out prior. So,
10 that's all part of our hydrology
11 computations that we have to adhere to
12 through the county.

13 MR. SMITHSON: When I said no,
14 there's not a stream, I was calling that a
15 wetlands, but I guess eventually, at one
16 point, it turns into a stream.

17 AUDIENCE MEMBER: There's a lot
18 of wetlands right now.

19 MR. SMITHSON: Yeah.

20 AUDIENCE MEMBER: Ain't that the
21 truth.

1 MR. SMITHSON: Ones we never knew
2 before.

3 Well, again, if there's no other
4 questions, I'll be here for a while.
5 Anybody is welcome to come up and, you know,
6 take a closer look at the drawings and stuff
7 like that.

8 I guess, officially, if there's
9 no other questions, I'm going to tell the
10 stenographer that's the end of our group
11 meeting or our Community Input Meeting.

12 MS. TROYER: I did think of
13 something. Jodi Troyer. I'm over on
14 Telegraph.

15 I have a question: How much
16 discussion have you guys had with the police
17 and the fire and the local EMTs? Because,
18 obviously, this is going to bring a whole
19 lot more people. I mean, I understand you
20 guys have, you know, the wedding venue and
21 stuff. But if this is a daily thing,

1 obviously, there's going to be more traffic
2 accidents, there's going to be more --

3 MR. SMITHSON: I'll be honest
4 with you; I haven't had any contact as far
5 as police or fire or anything like that.

6 MR. THOMPSON: They will be there
7 at the DAC meeting. So, after this meeting,
8 we go to DAC, and then that will have all
9 their comments at the --

10 MS. TROYER: Okay. I just was
11 wondering. Like, I mean, because,
12 obviously, there's going to be an increase
13 in that. So, do we have enough volunteer
14 staff to cover that? Do you know what I
15 mean? Our volunteer fire company is not
16 that big as it is.

17 MR. SMITHSON: Right.

18 MS. TROYER: I mean, the
19 increased traffic. It's obviously pretty
20 much guaranteed there's going to be a few
21 accidents there, especially when it's new, I

1 mean, just because people aren't going to be
2 familiar with it. So, I just didn't know if
3 that was going to be an issue.

4 MR. SMITHSON: Sounds good. Glad
5 Sam could answer that one because I
6 couldn't.

7 MR. HUTCHINS: It will all be
8 part of the comments for DAC.

9 MR. SMITHSON: Right.

10 MS. TROYER: Okay.

11 MR. SMITHSON: Yes, sir?

12 MR. GREENE: Concerning the --
13 considering the concern for the traffic and
14 what not, would you be in favor of
15 eventually having possibly the State Highway
16 lowering that speed zone to 40, such as, as
17 the school zone is, and then further down
18 the road south, so that traffic would be
19 slowed down by 10 miles per hour? It's
20 currently 50 in that area.

21 MR. SMITHSON: I'm sure Mr.

1 Janiski would appreciate that as much as any
2 of us.

3 MR. GREENE: I know he takes his
4 life in his hands every time he goes out of
5 his shop.

6 But the speed is too fast for
7 what it is currently.

8 MR. SMITHSON: Right.

9 MR. GREENE: With more
10 congestion, would you and your family --

11 MR. SMITHSON: Sure.

12 MR. GREENE: -- be supportive of
13 lowering the speed limit when we petition
14 the state?

15 MR. SMITHSON: Certainly. Sure.

16 MR. GREENE: Thank you.

17 MR. SMITHSON: Well, again --
18 yes, sir?

19 MR. CHEWNING: Chris, Jolly Acres
20 Road, again.

21 During -- I guess, when you have

1 events, do you anticipate having to do any
2 kind of, I guess, parking lot attendant,
3 traffic control, for large parties exiting
4 at the same time? Or do you anticipate just
5 a steady flow?

6 MR. SMITHSON: Well, again,
7 typically, as you well know, you know, we
8 have weddings already. There's typically a
9 slow rate of release. It's more so
10 everybody comes in at once and people
11 leave -- some people eat, they leave,
12 they're done. So, again, no, I don't
13 foresee anybody slowly letting people leave.
14 As far as people coming in, of course, we
15 can't control that.

16 But, so, the answer to your
17 question would be: I would say no.

18 Again, I appreciate everybody
19 coming out. Again, I'll be up here. You're
20 welcome to ask me some other questions.
21 Thank you, guys.

AUDIENCE MEMBER: Good luck.

AUDIENCE MEMBER: Thank you.

MR. SMITHSON: Thank you.

(Meeting concluded at 6:40 p.m.)

1 CERTIFICATE OF TRANSCRIPTIONIST

2 I, BRENDA STALEY, do hereby
3 certify that the proceedings were recorded
4 electronically at the time and place
5 mentioned on the cover sheet thereof, and,
6 thereafter, transcribed by me; that said
7 hearing is a true record of the statements
8 made; that I am neither counsel for, related
9 to, nor employed by any of the parties to
10 this proceeding;

11 And further, that I am not
12 financially or otherwise interested in the
13 outcome of this matter.

14 As Witness by my hand and
15 signature as indicated below.

16
17 *Brenda Staley*
18

19 -----
20 BRENDA STALEY
21

1 COMMUNITY INPUT MEETING
2 POND VIEW FARM MARKET SITE PLAN

3 * * *

4 Thursday, April 11, 2019

5 6:00 p.m.

6 * * *

7 Held at:

8 Norrisville Recreation Center

9 5310 Norrisville Road

10 White Hall, Maryland 21161

11 * * *

12
13
14
15
16
17
18 MS REPORTING, LLC
19 d/b/a IRWIN REPORTING
20 301 W. Pennsylvania Avenue
21 Towson, MD 21204
410-494-1880 410-494-7762 (Fax)
depo@irwinreporting.com

POND VIEW FARM MARKET SITE PLAN

COMMUNITY INPUT MEETING April 11, 2019

<p style="text-align: right;">Page 2</p> <p>1 IN ATTENDANCE:</p> <p>2 SHANE SMITHSON</p> <p>Pond View Farm Market</p> <p>3</p> <p>JACKIE SMITHSON</p> <p>4 Pond View Farm Market</p> <p>5 JOSEPH THOMPSON</p> <p>Thompson & Associates, L.L.C.</p> <p>6</p> <p>SAM HUTCHINS</p> <p>7 Thompson & Associates, L.L.C.</p> <p>8 KEN UZMED</p> <p>9 ARLENE UZMED</p> <p>10 SARA CLISHAM</p> <p>11 AIMEE C. O'NEILL</p> <p>12 CHRIS CHEWNING</p> <p>13 CAROLYNN CHEWNING</p> <p>14 JAMES NOVAK</p> <p>15 JAMES P. TORRE, III</p> <p>16 DAVID GREENE</p> <p>17 JAKE AYERS</p> <p>18 NANCY GREENE</p> <p>19 BARRON SHAW</p> <p>20 CAROLYN MORRIS</p> <p>21 JACK FROST</p>	<p style="text-align: right;">Page 4</p> <p>1 IN ATTENDANCE (cont'd.)</p> <p>2 MAGGIE PARKER</p> <p>3</p> <p>4 -oOo-</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p>
<p style="text-align: right;">Page 3</p> <p>1 IN ATTENDANCE (cont'd.)</p> <p>2 DEBBIE FROST</p> <p>3 A. DiGIACINTO</p> <p>4 JACK TROYER</p> <p>5 JODI TROYER</p> <p>6 DAVID BELT</p> <p>7 LAURIE BELT</p> <p>8 SANDY JANISKI</p> <p>9 JIM JANISKI</p> <p>10 JJ & SONS</p> <p>11 JAMES R. WILEY, MAYOR</p> <p>12 TOM MOHAN</p> <p>13 RHONDA MOHAN</p> <p>14 PAT HANKINS</p> <p>15 RICKY SMITHSON</p> <p>16 MARY SUE SHAW</p> <p>17 KATHY BROWN</p> <p>18 LARRY CAMERON</p> <p>19 ALLEN McELWAIN</p> <p>20 PEG McELWAIN</p> <p>21 EVERETT DUNCAN</p>	<p style="text-align: right;">Page 5</p> <p>1 M-E-E-T-I-N-G</p> <p>2 (6:00 p.m.)</p> <p>3 MR. SMITHSON: We've got a couple</p> <p>4 more people signing in, and once they're</p> <p>5 done, we'll get started.</p> <p>6 (Brief Pause.)</p> <p>7 MR. SMITHSON: Just so everybody</p> <p>8 knows, we do have a stenographer here</p> <p>9 because all the conversation this evening</p> <p>10 will be submitted to Harford County. So, if</p> <p>11 anybody has a question or something like</p> <p>12 that at the end, you can -- if you would,</p> <p>13 just raise your hand and say your name and</p> <p>14 your address. And again, this is all</p> <p>15 documented so Harford County knows, you</p> <p>16 know, what we're all talking about.</p> <p>17 Are you good to go?</p> <p>18 THE REPORTER: Ready to go, yes.</p> <p>19 AUDIENCE MEMBER: Shane, where's</p> <p>20 the pit beef? Do you have any --</p> <p>21 MR. SMITHSON: We didn't bring</p>

<p style="text-align: right;">Page 6</p> <p>1 any samples tonight. 2 (Brief Pause.) 3 MR. SMITHSON: Yes, sir? 4 AUDIENCE MEMBER: Mr. Smithson, 5 if you see any of those bears in the back 6 nod off, just let me know. 7 MR. SMITHSON: You can throw 8 something at them, or? 9 AUDIENCE MEMBER: The staff is 10 part of my job. 11 (Brief Pause.) 12 MR. SMITHSON: So, we've got a 13 couple more folks just coming in, but I 14 think we're going to go ahead and get 15 started. 16 So, I'm Shane Smithson. This is 17 my wife, Jackie Smithson. And again, we're 18 all here to discuss Pond View Farm Market, 19 which is going to be located at 5186 20 Norrisville Road, which is at the 21 intersections of Jolly Acres and 23.</p>	<p style="text-align: right;">Page 8</p> <p>1 ceilings are actually 15-foot vaulted. 2 So, you're seeing windows up 3 here. It's not like it's a two-story 4 building. It's a two-story building in the 5 direction as if it was like a bank barn. 6 So, when you drive around the back side of 7 the facility, that's the other. So, there's 8 about 8,500 square foot up top, 8,500 square 9 foot on the bottom. 10 The up top -- again, I don't know 11 if anybody heard me when we first walked in. 12 I know we had, again, a couple more 13 stragglers. But everything is being 14 recorded and a stenographer to send to the 15 county, so just know that. 16 A couple other things. As far as 17 the top, that's where everybody's going to 18 be as far as the -- it's going to be a USDA 19 butcher shop. Everybody asks me: Is the 20 kill site going to be on this property? And 21 no, it's not. So, basically, what we have</p>
<p style="text-align: right;">Page 7</p> <p>1 We purchased the property two 2 years ago, in July -- purchased an existing 3 B3 property. It's 2.89 acres -- with the 4 thought and hopes one day of building a 5 multifaceted butcher shop, market, 6 restaurant, all of the above. 7 So, again, it's been two years in 8 the planning. We've been working a lot with 9 Thompson & Associates. So, if there's a 10 question anybody has as far as parking or 11 land development, things like that, I'm 12 going to probably veer you guys off to Sam 13 or Joe. I'll pretty much take any other 14 questions. Or Jackie, my wife. 15 But again, to get started, it's 16 going to be about a 17,000 square foot 17 building, and that's two stories. 18 So, here, we're looking at the 19 upper elevation. You would be standing on 20 23 facing the building. This is not a 21 two-story building up top here. The</p>	<p style="text-align: right;">Page 9</p> <p>1 set up with a USDA-inspected butcher in 2 Pennsylvania is they're going to do all the 3 slaughtering for us. 4 So, if you guys have an animal 5 that you want butchered that you privately 6 raised, we would take it. It would get 7 butchered. It comes back to our facility 8 and hangs for however long you want. If 9 it's a steer or something and you want it 10 hung for, you know, four weeks, we have the 11 facility to do that. 12 We will do custom wrap and froze. 13 Again, also USDA-inspected, which that means 14 is our meat can leave our store and be sold 15 into a different restaurant. So, our hopes 16 is also to get local restaurants and such as 17 Bel Air that says they want to sell beef 18 that's been raised, butchered, and 19 everything straight from Harford County. 20 They can purchase that from us. 21 Also upstairs will be the</p>

<p style="text-align: right;">Page 10</p> <p>1 restaurant. It's a 25-person seating. And 2 again, you guys are all welcome to get up 3 and come up here and look, check all this 4 stuff out. 5 But this is the -- I'm sorry. 6 This is the upstairs portion of the 7 building. So, there's a 25-person 8 restaurant. And again, so the hours for 9 upstairs we plan on right now are from 5:00 10 a.m. to 9:00 p.m. So, we're going after 11 that wholesome homemade breakfast 12 sandwiches. You know, everybody's going off 13 to work. You can come in there and get 14 fresh breakfast sausage, pork, everything, 15 and you can't get any fresher of it being 16 made right here at this facility, so. 17 Breakfast sandwiches, things like 18 that. Again, lunch and dinner is going to 19 be soups, salads, sandwiches, all that kind 20 of good stuff. 21 On the side facing our neighbors,</p>	<p style="text-align: right;">Page 12</p> <p>1 a lot too is, if you're coming over from 2 dinner, there's going to be whole rotisserie 3 chickens, all that kind of good stuff, 4 dinner ready to go. So, again, 5 multifaceted. You can come in, sit down and 6 eat, or take it to go. 7 On the bottom side, which, again, 8 is coming on the bottom side here, is going 9 to be our private party space. It can hold 10 up to 100 people. There's going to be a 11 little -- I don't know what you want to call 12 it -- outside area where people can play 13 like corn hole, things like that. 14 Again, off to the side of that is 15 a 100-person seating space. Of course, as 16 everyone here knows, we do weddings. They 17 could have an inside ceremony there, but 18 it's also for a lot more things than that. 19 Let's say if it's Christmastime and you 20 wanted to have a Christmas bazaar, there 21 could be, you know, something set up inside</p>
<p style="text-align: right;">Page 11</p> <p>1 JJ's, that's going to be a multipurpose 2 40-by-60 area, things such as cooking 3 classes, canning classes. You know, we 4 discuss all the time people are trying to go 5 out and have like a fun thing to do in the 6 evening. My wife says she gets tired of 7 painting signs, so maybe they can go learn 8 and learn how to cook something or can 9 something. So, again, also used for 10 different things. 11 The whole back side, pretty much 12 the back half of this building, is going to 13 be kitchen. Again, walk-in coolers, cutting 14 areas, cool storage. So, a large square 15 footage of the store is actually going to 16 be, you know, behind scenes where nobody 17 ever sees. 18 Also in the front is going to be 19 your deli cases and stuff where people can 20 walk in and buy fresh chicken, fresh beef, 21 fresh pork. What we're also trying to push</p>	<p style="text-align: right;">Page 13</p> <p>1 there and people still go inside the private 2 party place to eat and all that kind of 3 stuff. So, again, multifaceted. 4 We turn down a huge number of 5 anniversary parties, birthday parties, all 6 that kind of stuff, and we're trying to 7 supply a place for that. 8 So, again, the downstairs -- get 9 on the right one here. The downstairs. 10 When you walk in, there will be a vestibule. 11 You'll come to a bar area. And then the 12 back side will be for your seating and 13 stuff. 14 Speaking of bar, that's one thing 15 I have here on my cards not to forget. We 16 are applying for a Class B, Cafe, Beer, 17 Wine, and Liquor license. We've been 18 speaking with the Harford County Liquor 19 Control, and it all has to do with the size 20 of the building, the amount of people you're 21 going to have.</p>

<p style="text-align: right;">Page 14</p> <p>1 So, we have applied for that. It 2 all has went pretty good. Until we get 3 further on in our plans, it can't go across 4 the liquor board to vote. But from my 5 understanding, it's all -- you know, all of 6 our ducks are in a row there with the proper 7 seating and all that kind of stuff. But 8 again, it's Class B, Cafe, Beer, Wine, and 9 Liquor license. 10 As far as the building and 11 everything inside, I guess that's pretty 12 much what I have to -- or, the top side. 13 One thing I did miss that we're definitely 14 going to try to strategize on helping this 15 place right here is we're going to do 16 hand-dipped ice cream. Again, you know, 17 kids leave all the time the ball fields and 18 stuff. Place to -- for all that, so. 19 Again, getting away from the 20 building and stuff, just more about the site 21 plan and stuff like that. This is a</p>	<p style="text-align: right;">Page 16</p> <p>1 again, 9:00 for the top or 11:00 for the 2 bottom. But again, if the county says they 3 have to stay on all the time, that's not my 4 rules. It's -- we've got to abide by what 5 the county says. 6 Again, I'm skipping around here, 7 but talking about hours of operation. I 8 said the upstairs was open from 5:00 a.m. to 9 9:00 p.m. The downstairs is a place where 10 people can rent for private parties. It can 11 be open -- the way we operate at home, and 12 we're going to stay operating the same out 13 here, is your function has to be done by 14 10:00. 15 So, Harford County noise 16 ordinance says 11:00. Our goal for our 17 neighbors, as well as for out here, is there 18 is nobody around at 11:00. They're long 19 gone. So, the parties will -- you know, the 20 function cannot last any later than 10:00, 21 and then our thought is their vehicles gone,</p>
<p style="text-align: right;">Page 15</p> <p>1 70-parking space parking lot. It can hold 2 more than enough parking space for our 3 building, for the amount of people or square 4 footage. 5 I've had questions about 6 lighting. The lighting is going to be to 7 Harford County code. This whole project, 8 again, being built on B3, we are not asking 9 for any variances of special use. 10 Everything we're doing is legal to be doing 11 on B3 commercially zoned property, so. 12 I've had a couple questions about 13 lighting. We're going to do it to their 14 code. I don't want to light up the world, 15 but it seems they're going to make me put 16 out there what is lawfully done, I guess so 17 people can get in and out and see. 18 I had one question here tonight 19 as how long the lights will stay on. I 20 guess it would be my hope that they can get 21 turned off at closing time, which would be,</p>	<p style="text-align: right;">Page 17</p> <p>1 everything, by 11:00. 2 So, again, the private place 3 downstairs is going to be rented as somebody 4 wants to rent it. It is open seven days a 5 week. It's not a -- like, at home, we only 6 do three days a week. If you guys want to 7 have a birthday party on a Wednesday, please 8 call us up. 9 Back to the outside and the plan 10 and stuff, though. Again, it's a 2.89-acre 11 site. I don't see the Adams here, but we 12 actually purchased some property -- or, I'm 13 sorry, purchased an easement for the Adams 14 behind us for septic reserve. This is all 15 septic area. But again, for the amount of 16 people, the county requires to have more 17 septic reserve area. 18 We're putting in -- as you guys 19 know now, there's kind of a dual access 20 driveway there for the Adams. We're putting 21 in their own lane so they can get back there</p>

<p style="text-align: right;">Page 18</p> <p>1 for themselves.</p> <p>2 That's pretty much all I have as</p> <p>3 far as the site. Coming back to the roads</p> <p>4 and stuff like that, again, I've had a</p> <p>5 couple questions as far as traffic and</p> <p>6 things like that. We are putting in --</p> <p>7 again, you guys are welcome to come up here</p> <p>8 and look at this a little closer when we're</p> <p>9 done. But everything in the dark is</p> <p>10 something new that's being put in.</p> <p>11 So, if you look at Jolly Acres</p> <p>12 and you're heading -- the school would be to</p> <p>13 your left and JJ's would be to your right.</p> <p>14 We're putting in a turning lane there. So,</p> <p>15 anybody coming out of our property can turn</p> <p>16 right, and it's also helping congestion of</p> <p>17 just everyday traffic. People can sit</p> <p>18 beside each other there and turn left or</p> <p>19 right. You wouldn't have to stand in line.</p> <p>20 And again, we're not asking for</p> <p>21 any variances and stuff for the amount of</p>	<p style="text-align: right;">Page 20</p> <p>1 cheese, milk?</p> <p>2 MR. SMITHSON: Yes. That's a big</p> <p>3 part of my wife's goal. It is all going to</p> <p>4 be local. I mean, that's not a huge part</p> <p>5 that we've ironed out yet, but yes, we do</p> <p>6 plan on having all that kind of stuff.</p> <p>7 MS. PARKER: Thank you.</p> <p>8 MR. SMITHSON: Mm-hmm.</p> <p>9 Any other questions?</p> <p>10 MS. SHAW: What's the time -- oh,</p> <p>11 Mary Sue Shaw, 21901 Barrens Road South,</p> <p>12 Stewartstown.</p> <p>13 What's the timeline?</p> <p>14 MR. SMITHSON: So, my friends</p> <p>15 here at Thompson & Associates say it takes</p> <p>16 at least four to six months from this</p> <p>17 meeting, and that's just going through all</p> <p>18 the county regulations. So, our hope is</p> <p>19 early fall to break ground.</p> <p>20 Again, it's been a two-year</p> <p>21 process so far, so it's been a lot of</p>
<p style="text-align: right;">Page 19</p> <p>1 people and stuff. We're abiding by the</p> <p>2 Harford County laws and the DPW laws, so.</p> <p>3 Am I missing anything? Or should</p> <p>4 I go for questions?</p> <p>5 MS. SMITHSON: Are you looking at</p> <p>6 me or Curtis?</p> <p>7 AUDIENCE MEMBER: You.</p> <p>8 MS. SMITHSON: I guess I'll</p> <p>9 take -- again, if anybody has questions or</p> <p>10 comments, you know, please let me know. If</p> <p>11 you do have, please raise your hand. Again,</p> <p>12 the stenographer is taking notes. Just</p> <p>13 raise your hand, say your name and where</p> <p>14 you're from.</p> <p>15 Yes, ma'am?</p> <p>16 MAGGIE PARKER: Maggie Parker,</p> <p>17 5433 Broadway Road.</p> <p>18 My question: You mentioned a lot</p> <p>19 of the meats and things, and then you did</p> <p>20 mention ice cream. Are you also going to</p> <p>21 have dairy products for sale such as eggs,</p>	<p style="text-align: right;">Page 21</p> <p>1 planning.</p> <p>2 MS. SHAW: And you said</p> <p>3 earlier -- if I may continue?</p> <p>4 MR. SMITHSON: Sure.</p> <p>5 MS. SHAW: Earlier, you said</p> <p>6 about the lights, they'll be on until you</p> <p>7 close. What do you mean? In the evening</p> <p>8 close? Or are you seasonal?</p> <p>9 MR. SMITHSON: No, this is open,</p> <p>10 you know, 12 months a year.</p> <p>11 MS. SHAW: Twelve months?</p> <p>12 MR. SMITHSON: So, I'm saying</p> <p>13 they'll be open -- again, that's a question</p> <p>14 we'll have to get more into. And again,</p> <p>15 once the plan gets more in-depth, we'll have</p> <p>16 illumination charts and stuff like that as</p> <p>17 exactly where they all go in the parking</p> <p>18 lots and stuff.</p> <p>19 But our goal is to turn them off</p> <p>20 when the store closes at night. But again,</p> <p>21 if they say not, then I don't know.</p>

<p style="text-align: right;">Page 22</p> <p>1 MR. THOMPSON: I would think you 2 would be turning some -- the main lights off 3 and coming down to a dimmer situation for 4 security reasons. 5 MR. SMITHSON: Right. Yeah. 6 Again, Joe was saying, you know, possibly we 7 could just dim them after hours or what not. 8 Any other questions or comments? 9 Yes, ma'am? 10 MS. BROWN: Kathy Brown, 2400 11 Island Branch Road. 12 What is the closing time for the 13 bar? And as a corollary to that, how would 14 you handle underage drinking? 15 MR. SMITHSON: So, there is -- 16 all right. Let's get, I guess, two things 17 straight here. For the downstairs, there is 18 a bar area. That is a -- it's not like a 19 restaurant where you can go into a bar from 20 open time till closing time. This bar area 21 can only be used for the private parties.</p>	<p style="text-align: right;">Page 24</p> <p>1 Jolly Acres Road, the traffic comes up 2 through the middle. I mean, it's barely a 3 road left down there. Two cars can't even 4 pass at the same time. So, where's all the 5 traffic going to go? It's crazy. 6 MR. SMITHSON: So, I guess the 7 question would be issued towards DPW or the 8 county. Again, we're doing everything legal 9 to what they're asking us to do. We're 10 even, again, doing the turning lane for 11 folks going down Jolly Acres. I don't know 12 why they would. 13 MS. BELT: They do all the time. 14 MR. SMITHSON: I can't -- I can't 15 answer that. 16 MR. BELT: Get away from the 17 police or getting a DWI. We all know it. 18 MS. BELT: Hey, and traffic -- 19 MR. BELT: I pick up the bottles 20 in my yard all the time. Every one of 21 you -- come out there and pick it all up.</p>
<p style="text-align: right;">Page 23</p> <p>1 So, when that party is done, it's done. 2 There is no bar -- like, the upstairs, which 3 is open to the public, there is no bar out 4 there. So, it's not like you can come in 5 and just sit at a bar all evening or 6 something like that. 7 The whole place will be licensed 8 with a liquor license. So, if you want to 9 come in and get a beer and a sandwich 10 upstairs, you're welcome to do that. But 11 there is not a bar area for somebody to hang 12 out and drink all night, basically. 13 Again, the downstairs, there is a 14 bar area. We are trying to create a 15 classy-looking gathering area for folks. 16 But, good question. I'm glad you 17 asked that. Thank you. 18 MS. BELT: I guess I have a 19 question. Laurie Belt, Jolly Acres Road, 20 right down the street from this. 21 The increased traffic. I mean,</p>	<p style="text-align: right;">Page 25</p> <p>1 Right there -- he can attest to it. Right 2 there. 3 MS. BELT: But I guess the thing 4 now with Green Road being closed, the 5 traffic has slowed. But as soon as Green 6 Road opens back up, the traffic flows right 7 through there, so. 8 MR. SMITHSON: Again, as far as 9 how people drive and follow their GPSs, I 10 can't control that. You're welcome to ask 11 DPW or the county. 12 MR. BELT: Yeah, they ain't going 13 to do nothing. 14 MR. SMITHSON: That's what I can 15 tell you. 16 MR. BELT: Can you make that a 17 full bar at any time after you get this 18 license? 19 MR. SMITHSON: I'm sorry? 20 MR. BELT: Can you make that a 21 full bar at any time after you get this</p>

<p style="text-align: right;">Page 26</p> <p>1 license? Three, four years down the road?</p> <p>2 Is it -- can you do it with that license?</p> <p>3 MR. SMITHSON: It all has to do</p> <p>4 with how much food you sell and how much</p> <p>5 alcohol you sell, so.</p> <p>6 MR. BELT: I mean, yes or no:</p> <p>7 Can it be done?</p> <p>8 MR. SMITHSON: I would say no,</p> <p>9 unless we applied for a new liquor license.</p> <p>10 Because, again, upstairs is -- I guess you</p> <p>11 guys walked in late. We're applying for a</p> <p>12 Class B, Cafe, Beer, Wine, and Liquor</p> <p>13 license. So, if you wanted to go in and put</p> <p>14 in a full --</p> <p>15 MR. BELT: So you can sell</p> <p>16 whiskey, beer, and wine.</p> <p>17 MR. SMITHSON: Liquor, beer, and</p> <p>18 wine, yes, sir.</p> <p>19 So if you wanted to go for a full</p> <p>20 bar, and stuff like that, that would be open</p> <p>21 all the time, that's considered a different</p>	<p style="text-align: right;">Page 28</p> <p>1 people are familiar with Bateman's, things</p> <p>2 like that.</p> <p>3 Any other questions? Quiet</p> <p>4 group.</p> <p>5 Well, again, this is our plans.</p> <p>6 Again, we hope to --</p> <p>7 MS. SMITHSON: Shane, you have a</p> <p>8 question. You have a question.</p> <p>9 MR. SMITHSON: I'm sorry. Yes,</p> <p>10 sir?</p> <p>11 MR. UZMED: Ken Uzmed, Broadway.</p> <p>12 When is construction supposed to</p> <p>13 start?</p> <p>14 MR. SMITHSON: So, again, our</p> <p>15 plan or hopes are is this fall. It takes</p> <p>16 four to six months to go through the rest of</p> <p>17 our final planning. So, we're hoping by</p> <p>18 September or October, something like that.</p> <p>19 MR. UZMED: To start?</p> <p>20 MR. SMITHSON: To start the</p> <p>21 construction, yes.</p>
<p style="text-align: right;">Page 27</p> <p>1 license, which I don't know if you guys</p> <p>2 noticed, but there's a restaurant --</p> <p>3 MR. BELT: Well, once this one's</p> <p>4 obtained, that one can be obtained after</p> <p>5 that.</p> <p>6 MR. SMITHSON: Again, I don't</p> <p>7 know if you guys noticed; there's a</p> <p>8 restaurant in Jarrettsville that just</p> <p>9 changed hands. There was a notice that went</p> <p>10 up. Everybody gets all that kind of good.</p> <p>11 Yes, sir?</p> <p>12 MR. SHAW: Barron Shaw, 445 Salt</p> <p>13 Lake Road, Fawn Grove.</p> <p>14 Does that Class B Cafe license</p> <p>15 allow any kind of carryout?</p> <p>16 MR. SMITHSON: No, sir. In</p> <p>17 Maryland, you cannot sell alcohol on site</p> <p>18 and carry out. So, strictly within.</p> <p>19 And again, the -- I'll say this</p> <p>20 one more time: It's a Class B Cafe license,</p> <p>21 so it's not like a, I don't know, Poe's or</p>	<p style="text-align: right;">Page 29</p> <p>1 Yes, sir?</p> <p>2 MR. GREENE: David Greene, White</p> <p>3 Hall Road.</p> <p>4 How far away is the company</p> <p>5 you're working with to process the animals</p> <p>6 that --</p> <p>7 MR. SMITHSON: So, if any of you</p> <p>8 guys have ever heard of Godfrey Brothers?</p> <p>9 They're in Logansville, PA. But you will</p> <p>10 not have to drive there. We actually will</p> <p>11 have a barn that you guys can drop your</p> <p>12 animals off and we will be doing that</p> <p>13 hauling for you. So, there will be no</p> <p>14 extra, you know, hassle for anybody that</p> <p>15 would want to send something to us. Because</p> <p>16 it's about a half hour, 40 minutes up the</p> <p>17 road.</p> <p>18 So, again, when you would drop</p> <p>19 off, you would drop off to our barn. We</p> <p>20 would take it to where you need to be.</p> <p>21 We're purchasing a walk-in cooler truck,</p>

<p style="text-align: right;">Page 30</p> <p>1 refrigerated truck. All the beef, hogs, all 2 that stuff, will come on the Haz (phonetic), 3 hang at our place, again, for however long 4 they need to be tenderized, and then you 5 come pick it up from there. 6 Did I answer your question? 7 MR. GREENE: Mm-hmm. 8 MR. SMITHSON: Thank you. 9 Yes, sir? 10 MR. CHEWNING: Chris Chewning, 11 5130 Jolly Acres Road. 12 This might be more geared towards 13 the developers. During -- or, once you 14 start breaking ground, how long do you 15 anticipate the construction schedule to go? 16 And how much do you anticipate for 17 disruption of the traffic at the same time? 18 MR. SMITHSON: I don't know that 19 that's -- I mean, do you want to take a shot 20 at it? I'll answer. 21 MR. HUTCHINS: Probably take</p>	<p style="text-align: right;">Page 32</p> <p>1 out. 2 MR. CHEWNING: Okay. So, they'll 3 be staging on site there? 4 MR. HUTCHINS: Yes. 5 MR. CHEWNING: Okay. 6 MR. SMITHSON: I mean, I could be 7 wrong. I've worked in utilities my whole 8 life. But I can't see them closing Jolly 9 Acres to put this turn lane in. I would 10 imagine it'll be a flagger situation -- 11 MR. CHEWNING: Yeah. 12 MR. SMITHSON: -- where people 13 are -- you know, you might have to stop. 14 But I would never see like a Green Road, 15 like the, you know, totally closed down. 16 Any others? Yes, sir? 17 MR. TORRE: Mr. Smithson, Jim 18 Torre, Island Branch Road, Norrisville. 19 The front -- the picture on the 20 left there shows the front of the building, 21 and that fronts Norrisville Road. There's a</p>
<p style="text-align: right;">Page 31</p> <p>1 about a year to get it all fully done. 2 MR. SMITHSON: So I'd say it's 3 about a year. But I don't understand your 4 question of -- your second part of that 5 question? 6 MR. CHEWNING: So, as you're 7 staging the site and you're anticipating 8 construction crews in and out, how are you 9 controlling the flow of traffic with that? 10 My main concern being that, you know, I'm a 11 neighbor right down the street. If there's 12 a lot of disruption and road closures or any 13 kind of site work that might anticipate 14 having to reroute to go out another way, 15 maybe once Preem (phonetic) Road opens up. 16 MR. HUTCHINS: That would be 17 mainly just for the construction of the turn 18 lane. So, that would obviously have some 19 road closures. 20 As far as trucks coming in and 21 out, they should be able to just hop in, hop</p>	<p style="text-align: right;">Page 33</p> <p>1 large clear area. Is that actually parking 2 lot there? 3 MR. SMITHSON: It is. So, I 4 didn't ask the architects why they didn't 5 put them in. If you compare these plans 6 with Thompson & Associates' plan here, you 7 can see the actual parking spaces. I guess 8 he did it more for aesthetics. But this 9 will all be white-lined. So, that is all of 10 the parking spots. 11 And again, here you're looking at 12 the parking for the up top and then this is 13 all the parking for down below. You can see 14 a lane here coming in to a loading dock, 15 which, again, backs straight in, and that's 16 for, again, trucks and all that kind of 17 stuff dropping off deliveries. 18 MR. TORRE: So, again, with that 19 first picture, is there going to be an 20 island between the parking lot and the 21 highway?</p>

<p style="text-align: right;">Page 34</p> <p>1 MR. SMITHSON: Yes.</p> <p>2 MR. TORRE: Okay.</p> <p>3 MR. SMITHSON: There's a -- if</p> <p>4 you want to call it an island, but a large</p> <p>5 grass area.</p> <p>6 And again, Sam could explain this</p> <p>7 more to you. There is, actually, kind of --</p> <p>8 would you call them islands, or?</p> <p>9 MR. THOMPSON: Yeah, they're</p> <p>10 islands for trees --</p> <p>11 MR. SMITHSON: Which is, again,</p> <p>12 per code. There has to be a break in</p> <p>13 between the parking spots.</p> <p>14 Yes, ma'am?</p> <p>15 MS. BROWN: Kathy Brown again.</p> <p>16 Are there any streams of water in</p> <p>17 back of your building site?</p> <p>18 MR. SMITHSON: Streams? No.</p> <p>19 MS. BROWN: Above-ground streams</p> <p>20 of water that would have to be protected</p> <p>21 during the construction process?</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. THOMPSON: It's all treated</p> <p>2 with storm water through -- each one of</p> <p>3 these are a storm water treatment plant that</p> <p>4 treats all the water that comes off the</p> <p>5 parking lot, all the roof.</p> <p>6 So, everything that's coming that</p> <p>7 this water is going to increase in flows,</p> <p>8 we're cutting that down and releasing it</p> <p>9 less than what it was coming out prior. So,</p> <p>10 that's all part of our hydrology</p> <p>11 computations that we have to adhere to</p> <p>12 through the county.</p> <p>13 MR. SMITHSON: When I said no,</p> <p>14 there's not a stream, I was calling that a</p> <p>15 wetlands, but I guess eventually, at one</p> <p>16 point, it turns into a stream.</p> <p>17 AUDIENCE MEMBER: There's a lot</p> <p>18 of wetlands right now.</p> <p>19 MR. SMITHSON: Yeah.</p> <p>20 AUDIENCE MEMBER: Ain't that the</p> <p>21 truth.</p>
<p style="text-align: right;">Page 35</p> <p>1 MR. SMITHSON: No, ma'am.</p> <p>2 MR. HUTCHINS: Yes, there are.</p> <p>3 MR. THOMPSON: There is</p> <p>4 non-entitled wetlands down here that we've</p> <p>5 had mapped and we've had the associated</p> <p>6 buffers, the 25 state buffer and then a</p> <p>7 75-foot county buffer. So, we've adhered to</p> <p>8 all that. We're actually allowed to come</p> <p>9 through there with a driveway for the</p> <p>10 neighbors back here.</p> <p>11 And we've done infiltration tests</p> <p>12 and test pits for all this area and measured</p> <p>13 the groundwater levels to figure out where</p> <p>14 we are. And that actually kind of sets the</p> <p>15 grade for the back of the place.</p> <p>16 But everything else is going to</p> <p>17 be channeled down to get down to this area.</p> <p>18 That's all wet to begin with, so that's</p> <p>19 where all the water is going.</p> <p>20 MR. HUTCHINS: But it's going to</p> <p>21 be treated.</p>	<p style="text-align: right;">Page 37</p> <p>1 MR. SMITHSON: Ones we never knew</p> <p>2 before.</p> <p>3 Well, again, if there's no other</p> <p>4 questions, I'll be here for a while.</p> <p>5 Anybody is welcome to come up and, you know,</p> <p>6 take a closer look at the drawings and stuff</p> <p>7 like that.</p> <p>8 I guess, officially, if there's</p> <p>9 no other questions, I'm going to tell the</p> <p>10 stenographer that's the end of our group</p> <p>11 meeting or our Community Input Meeting.</p> <p>12 MS. TROYER: I did think of</p> <p>13 something. Jodi Troyer. I'm over on</p> <p>14 Telegraph.</p> <p>15 I have a question: How much</p> <p>16 discussion have you guys had with the police</p> <p>17 and the fire and the local EMTs? Because,</p> <p>18 obviously, this is going to bring a whole</p> <p>19 lot more people. I mean, I understand you</p> <p>20 guys have, you know, the wedding venue and</p> <p>21 stuff. But if this is a daily thing,</p>

<p style="text-align: right;">Page 38</p> <p>1 obviously, there's going to be more traffic 2 accidents, there's going to be more -- 3 MR. SMITHSON: I'll be honest 4 with you; I haven't had any contact as far 5 as police or fire or anything like that. 6 MR. THOMPSON: They will be there 7 at the DAC meeting. So, after this meeting, 8 we go to DAC, and then that will have all 9 their comments at the -- 10 MS. TROYER: Okay. I just was 11 wondering. Like, I mean, because, 12 obviously, there's going to be an increase 13 in that. So, do we have enough volunteer 14 staff to cover that? Do you know what I 15 mean? Our volunteer fire company is not 16 that big as it is. 17 MR. SMITHSON: Right. 18 MS. TROYER: I mean, the 19 increased traffic. It's obviously pretty 20 much guaranteed there's going to be a few 21 accidents there, especially when it's new, I</p>	<p style="text-align: right;">Page 40</p> <p>1 Janiski would appreciate that as much as any 2 of us. 3 MR. GREENE: I know he takes his 4 life in his hands every time he goes out of 5 his shop. 6 But the speed is too fast for 7 what it is currently. 8 MR. SMITHSON: Right. 9 MR. GREENE: With more 10 congestion, would you and your family -- 11 MR. SMITHSON: Sure. 12 MR. GREENE: -- be supportive of 13 lowering the speed limit when we petition 14 the state? 15 MR. SMITHSON: Certainly. Sure. 16 MR. GREENE: Thank you. 17 MR. SMITHSON: Well, again -- 18 yes, sir? 19 MR. CHEWNING: Chris, Jolly Acres 20 Road, again. 21 During -- I guess, when you have</p>
<p style="text-align: right;">Page 39</p> <p>1 mean, just because people aren't going to be 2 familiar with it. So, I just didn't know if 3 that was going to be an issue. 4 MR. SMITHSON: Sounds good. Glad 5 Sam could answer that one because I 6 couldn't. 7 MR. HUTCHINS: It will all be 8 part of the comments for DAC. 9 MR. SMITHSON: Right. 10 MS. TROYER: Okay. 11 MR. SMITHSON: Yes, sir? 12 MR. GREENE: Concerning the -- 13 considering the concern for the traffic and 14 what not, would you be in favor of 15 eventually having possibly the State Highway 16 lowering that speed zone to 40, such as, as 17 the school zone is, and then further down 18 the road south, so that traffic would be 19 slowed down by 10 miles per hour? It's 20 currently 50 in that area. 21 MR. SMITHSON: I'm sure Mr.</p>	<p style="text-align: right;">Page 41</p> <p>1 events, do you anticipate having to do any 2 kind of, I guess, parking lot attendant, 3 traffic control, for large parties exiting 4 at the same time? Or do you anticipate just 5 a steady flow? 6 MR. SMITHSON: Well, again, 7 typically, as you well know, you know, we 8 have weddings already. There's typically a 9 slow rate of release. It's more so 10 everybody comes in at once and people 11 leave -- some people eat, they leave, 12 they're done. So, again, no, I don't 13 foresee anybody slowly letting people leave. 14 As far as people coming in, of course, we 15 can't control that. 16 But, so, the answer to your 17 question would be: I would say no. 18 Again, I appreciate everybody 19 coming out. Again, I'll be up here. You're 20 welcome to ask me some other questions. 21 Thank you, guys.</p>

<p style="text-align: right;">Page 42</p> <p>1 AUDIENCE MEMBER: Good luck. 2 AUDIENCE MEMBER: Thank you. 3 MR. SMITHSON: Thank you. 4 (Meeting concluded at 6:40 p.m.) 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21</p>	
<p style="text-align: right;">Page 43</p> <p>1 CERTIFICATE OF TRANSCRIPTIONIST 2 I, BRENDA STALEY, do hereby 3 certify that the proceedings were recorded 4 electronically at the time and place 5 mentioned on the cover sheet thereof, and, 6 thereafter, transcribed by me; that said 7 hearing is a true record of the statements 8 made; that I am neither counsel for, related 9 to, nor employed by any of the parties to 10 this proceeding; 11 And further, that I am not 12 financially or otherwise interested in the 13 outcome of this matter. 14 As Witness by my hand and 15 signature as indicated below. 16 17 <i>Brenda Staley</i> 18 ----- 19 BRENDA STALEY 20 21</p>	

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zoned 15:11

minutes due
5-27-19

THE FOLLOWING NOTICE IS PLACED TO PROVIDE AN OPPORTUNITY FOR THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED SITE PLAN AND TO ALLOW CITIZENS TO ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS:

NOTICE OF COMMUNITY INPUT MEETING

Pond View Farm Market Site Plan- Located on the southwest side of Route 23 at the intersection with Jolly acres Rd. in White Hall, MD. Proposal: Site includes 2.89 acres currently zoned B3 and will include one apx. 16,597 sq. ft. commercial building including USDA butcher shop, deli, restaurant, banquet space.

THE ABOVE SITE PLAN WILL BE THE SUBJECT OF A COMMUNITY INPUT MEETING TO BE HELD:

In the Multipurpose Room of the Norrisville Recreational Center

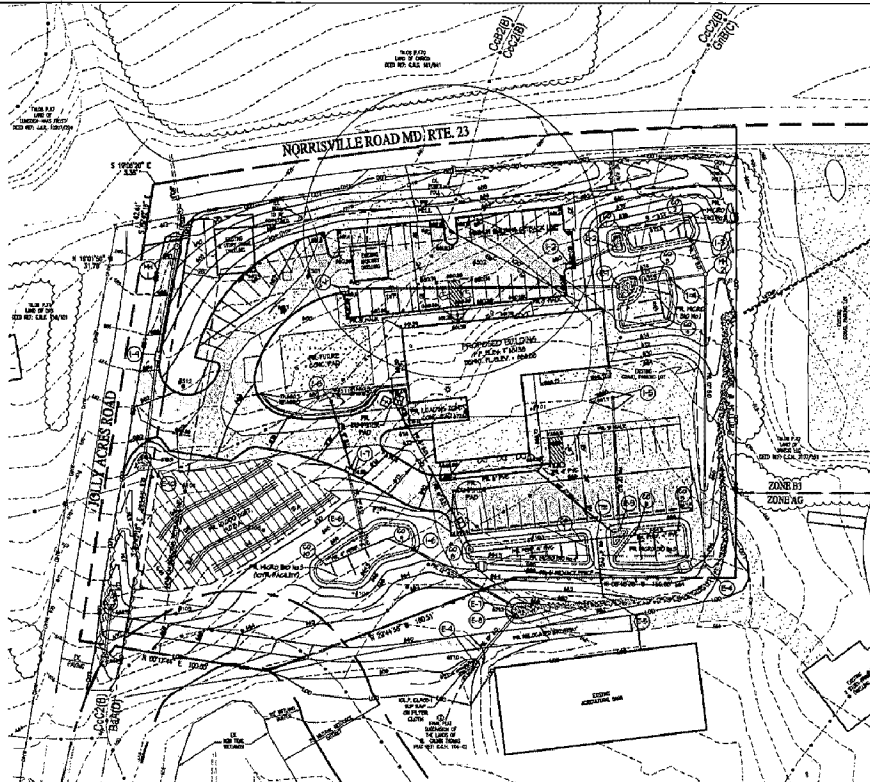
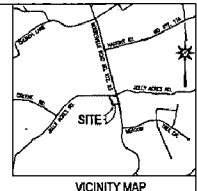
5310 Norrisville Rd. White Hall, MD 21161

On Thursday, April 11, 2019 from 6:00p.m.-8:00p.m.

For more information , contact Shane Smithson at Pond View Farm at

443-463-4635 or Shane@PondViewFarm.com

If you require disability related accommodations, please contact Shane Smithson at least five (5) business days prior to the date of the meeting.



PLAN
SCALE: 1"=20'

SUBDIVISION DATA

SERIAL NUMBER OF LOT: 1
 ⑤ - INDICATES LOT NUMBER
 P-518 - INDICATES HOUSE NUMBER
 DATE REFERENCE: JULY 1950/1952
 PLAT REFERENCE: 65-16 104-02
 PRESENT ZONING: R2
 THE MAP SHOWS PARCEL 104-02, LOT 5
 AS ZONED RESIDENTIAL
 FRONT = 25'
 DEPTH = 81'
 AREA 1040 = 20'

LEGEND

EXISTING
#####

Figure 1 is a schematic diagram of a building section showing various components and their relationships. The diagram includes a legend on the right side with the following items:


- BUILDING SECTION (top line)
- OVERHUNG BEAM (dashed line)
- EX. WALL (solid line)
- EX. THIN (wavy line)
- EX. 2' GUTTER (dashed line)
- EX. HANGING VS. BOARD (solid line)
- EX. POWER POLE (dashed line)
- EX. WIRE (solid line)
- EX. SANITARY CLOSING (dashed line)
- EX. SLOPE (solid line)

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 EX. 1378
 EX. 1379
 EX. 1380
 EX. 1381
 EX. 1382

GRAPHIC SCALE



EG: SWMING

PROJECT name/price		DATE	OWNER/DEVELOPER PONDVIEW FARM MARKET, LLC. 3518 HARBORVIEW BLVD ANNAPOLIS, MD 21411 CONTACT PERSON: SHANE SMITHSON PHONE No.: 443-463-4635		PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14320 EXPIRATION DATE: 08-03-2019		 JOSEPH THOMPSON & ASSOCIATES, LLC Civil & Land Surveying & Engineering 492 Hickory Avenue LUSK, MONTANA 59044 Phone: 415-633-8696 Fax: 415-638-9668 www.thompsonassociatesllc.com www.thompsonassociatesllc.com		PROPOSED CONDITIONS PLAN FOR PONDVIEW FARM MARKET		JOB NO.: 4519 SCALE: 1"=30' DATE: 01-02-2019 DRAWN BY: TSW CHECKED BY: TSW REVIEWED BY: JDS SHEET: 0004 1 OF 5
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